

## Section 1355 M-1 Light Manufacturing District

**1355.01 Intent.** The M-1 Light Manufacturing District is designed to provide an environment suitable for industrial activities that do not create nuisance and hazards, see Section 1375.15 Environmental Performance Standards. It is intended that the permitted uses be compatible and not detrimental to adjacent properties.

A. See submittal requirements in Section 1310.10, Zoning Certificate, unless otherwise specified.

### **1355.02 Permitted Uses.**

- A. Adult entertainment establishment: Pursuant to Section 1385.
- B. Alcoholic beverages manufacture, bottling or wholesaling.
- C. Automobile assembly, body, and fender works, painting, upholstery, repair, or sales.
- D. Warehousing and distribution plant.
- E. Dry cleaning and laundry establishments with no limitation on number of employees.
- F. Essential services. Facilities for telephone lines and minor switching stations, and local service for natural gas lines, electric supply lines, sanitary sewer lines, storm sewer lines, water supply systems including elevated water storage facilities.
- G. Paint mixing (no boiling).
- H. Photographic equipment manufacture (except film and chemicals).
- I. Radar installations and towers.
- J. The manufacturing, compounding, processing, packaging or treatment of cosmetics and pharmaceuticals.
- K. The manufacture, compounding, assembling or treatment of articles or merchandise from previously prepared materials such as bone, cloth, cork, fiber,

leather, paper, plastics, metals or stones, tobacco, wax, yards and wood.

L. Membership organizations. Facilities and activities operated on a membership basis for the promotion of the interests of the members, including trade organizations, political or labor organizations, and civic, social and fraternal associations, with the primary activities related to membership organization functions, amusement/entertainment, or services to the general public.

M. Farm product raw materials and product storage (such as grain elevators).

N. Truck terminals.

O. Temporary event functions, activities consisting of temporary amusement enterprises including consignment auctions, circuses, carnivals, fairs, flea markets, concerts, dances, and the like. All functions must have a specified period of time, and receive a permit or license from the City.

P. Other industrial use determined by the Planning Commission to be of the same general character as the use permitted in this district.

**1355.03 Accessory Uses.** Accessory uses incidental to, and on the same zoning lot as a permitted principal use.

**1355.04 Conditional Uses.** The following uses may be permitted in the M-1 Light Manufacturing District on a conditional basis, following approval in the manner prescribed in Section 1310.13:

A. Airports and commercial heliports including: aircraft landing fields, runways, flight strips and flying schools, together with hangars, terminal buildings and other auxiliary facilities.

B. Automobile service stations, for the retail sale or dispensing of fuel, lubricants, tires, batteries, accessories and supplies including installation and minor services customarily incidental thereto; facilities for chassis and gear lubrication are permitted only if enclosed in a building.

- C. By-products processing.
- D. Dwelling units for watchmen and their families located on the premises where they are employed in such capacity.
- E. Heliports, private.
- F. Institutions for the care or treatment of alcoholics, drug addict patients or the mentally ill or retarded.
- G. Manufacture, compounding, processing, packaging, or treatment of fish and meat products, cereals, sauerkraut, pickles, vinegar, yeast, stock feed or flour.
- H. Parks and playgrounds.
- I. Penal and correctional institutions.
- J. Race tracks of all kinds.
- K. Radio and television studios, stations and towers, transmitting and receiving.
- L. Recreational buildings or community centers.
- M. Stadiums, auditoriums and arenas, open or enclosed.
- N. Theaters, automobile drive-ins.
- O. Accessory uses incidental to and on the same zoning lot as the principal use.
- P. General agriculture. The production of crops, plants, or trees; or the production, keeping, grazing or feeding of livestock for the sale of livestock, or livestock products, or other animals and animal products. This use includes incidental processing and retail sales of products grown or raised on a farm. A farm dwelling and farmyard shall be considered a part of this use category.
- Q. Animal services. Activities or establishments that consist of veterinary and related services for livestock, domestic pets and equines including kennels, housing or boarding of pets and other domestic animals such as stables and breeding services.
- R. Hazardous or toxic material storage: See Subsection 1375.25, Hazardous Material Storage.
- S. Restaurants. Retail establishments selling, primarily, prepared foods, and secondarily, alcoholic beverages for consumption on the premises; and also cafes,

lunch counters, refreshment stands and fast-food establishments.

T. Agricultural equipment manufacture, rental or sales.

U. Car wash.

V. Bottling plants.

W. Building material sales.

X. Cartage and express facilities.

Y. Cold storage plant.

Z. Contractors, architects and engineers' offices, shops and yards; such as building, cement, electrical, heating, ventilating and air conditioning, masonry, painting, plumbing, refrigeration and roofing.

AA. Dog kennel and facility for boarding, breeding or training.

BB. Electrical appliance and equipment manufacturing.

CC. Electrical supplies sales, warehousing, and distribution.

DD. Electronic instrument and device manufacturing repair and service.

EE. Farm and industrial machinery sales and repair.

FF. Film processing.

GG. Fuel sales.

HH. Fumigating contractor.

II. Garages for storage, repair, and servicing of motor vehicles.

JJ. Greenhouses, wholesale.

KK. Ice manufacture, sales and storage.

LL. Instrument manufacturing - dental, optical, surgical, measuring, musical.

MM. Laboratories for research, testing and experimental purposes.

NN. Machine shop.

OO. Mail order houses.

PP. Materials recovery facility.

QQ. Parking lots, other than accessory.

RR. Plating.

SS. Plumbing contractor's office and plumbing supplies sales and wholesaling.

TT. Pottery and statuary manufacturing.

UU. Printing and publishing.

VV. Public utility and service uses including bus stations, bus terminals, bus turn-arounds (off-street), bus garages and bus lots.

WW. Fire stations, ambulance service.

XX. Police stations.

YY. Railroad passenger stations.

ZZ. Railroad rights-of-way.

AAA. Telephone exchanges, telephone transmission equipment buildings, microwave relay towers, and

BBB. Wireless communication towers (W.C.T.).

CCC. Utility service substations - electric, gas, and telephone.

DDD. Recycling facility.

EEE. Resource recovery facility.

FFF. Salvage yard.

GGG. Signs.

HHH. Trade schools.

III. Transfer facility.

JJJ. Warehousing and storage facilities.

KKK. Waste facility.

LLL. Other manufacturing, processing, storage or commercial uses determined by the Planning Commission to be of the same general character as the uses permitted in this district and found not to be obnoxious, unhealthful or offensive by reason of the potential emission or transmission of noise, vibration, smoke, dust, odors, toxic or noxious matter, glare, heat, fire or explosives hazards.

**1355.05 Prohibited Uses.** The following uses are specifically prohibited from the M-1 Light Manufacturing District:

- A. Dwelling units and lodging rooms, other than watchmen's quarters.
- B. Acid manufacture or storage except on a limited scale as an accessory use to a permitted industry.
- C. Manufacture of fertilizer.
- D. Manufacture or storage of gun powder, fireworks or other explosives.
- E. Slaughterhouses and stockyards.
- F. Similar uses which create excessive hazards, noise, vibrations, smoke, dust, odors, heat, glare, or other objectionable influence beyond the property boundaries.

**1355.06 Bulk Regulations.**

	Permitted Uses
Minimum Lot Area	6,000 feet
Minimum Lot Area Coverage by dwellings and other Accessory Buildings	Maximum lot coverage (see Subdivision 1390.09B)
Minimum Lot Width	60 feet
Front Yard	15 feet
Side Yard	10 feet
Rear Yard	10 feet
Transitional Yards	Where the side or rear lot line in the M-1 District coincides with a side or rear lot

	line in an adjacent residential district, a yard of not less than 50 feet shall be provided along such side or rear lot line on the industrial lot.
--	---

**1355.07 Special Requirements.** Emissions of noise, vibration, dust, smoke or other particulate matter, toxic materials, odor or glare shall not exceed the standard set by the Minnesota Pollution Control Agency (MPCA). Storage or sale of gas, fuel or oil shall comply with and be approved by the Chief of the Fire Department.

**1355.08 Development Requirements.**

A. **Maximum Building Height.** Any principal building within two hundred (200) feet of a residential zoning district, shall have a maximum height of fifty-five (55) feet or less, and all accessory structures shall have a maximum height of twenty-five (25) feet or less. (Refer to Subsection 1375.09, Non Conforming Uses, Lot and Structure for additional requirements.)

B. **Maximum Lot Coverage.** One hundred percent (100%) of the area available for building. The area available for building is that area remaining after providing minimum area or more for yard requirements, buffer and screen requirements, parking area and loading/unloading requirements where required.

C. **Buffering and Screening.** Buffering and screening shall be required as specified in Subsection 1375.23 Buffering and Screening.

D. Where a lot or parcel of land is a corner lot, and therefore has a side street side yard, the minimum yard on a side street shall be fifteen (15) feet.

E. Where the industrial zoning district or use abuts at the front or side yard boundaries of a residential zoning district, or abuts a federal, state or county highway, a minimum front yard of forty-five (45) feet shall be required.

**1355.09 Use Limitations. Storage of Materials.**

A. The open storage of lumber, coal or other combustible material shall be not less than twenty-five (25) feet from an interior lot line.

B. Open storage of junk, wrecked vehicles to be dismantled, or other salvage materials shall be enclosed by an eight (8) foot permanent fence or combination of fence and other structures that entirely blocks the view of the storage area from the public and adjacent property owners located in areas other than in the industrial district.

C. Waste materials incidental to the principal operation shall be kept in neatly stored containers screened from public view and at least twenty-five (25) feet from all interior lot lines. The waste materials shall be removed and disposed of in a manner adequate to meet Olmsted County Health Department regulations and applicable Minnesota State or federal regulations.

**1355.10 Industrial Uses.** All industrial uses shall comply with the requirements of Subsection 1375.25, Hazardous Materials Storage.

**1355.11 Parking Requirements.** See Subsection 1375.12, Parking Requirements.

**1355.12 Sign Requirements.** See Subsection 1375.14, Signs.